013.0	0007	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,400 / 938,400
					USE VALUE:	938,400 / 938,400
					ASSESSED:	938,400 / 938,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98	-100	LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOVSESSIAN RICHARD G &
Owner 2:	MOVSESSIAN DENISE D
Owner 3:	
Street 1:	100 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOVSESSIAN RICHARD/TRUSTEE -
Owner 2:	RRM NOMINEE REALTY TR -
Street 1:	100 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2928 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6289.000	495,600	4,600	438,200	938,400
Total Card	0.144	495,600	4,600	438,200	938,400
Total Parcel	0.144	495,600	4,600	438,200	938,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.49 /Parcel: 320.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10678

GIS Ref

GIS Ref

Insp Date 04/09/18

!1312!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	495,600	4600	6,289.	438,200	938,400		Year end	12/23/2021
2021	104	FV	472,900	4600	6,289.	438,200	915,700		Year End Roll	12/10/2020
2020	104	FV	473,100	4600	6,289.	438,200	915,900	915,900	Year End Roll	12/18/2019
2019	104	FV	367,000	4600	6,289.	465,600	837,200	837,200	Year End Roll	1/3/2019
2018	104	FV	366,500	4600	6,289.	339,600	710,700	710,700	Year End Roll	12/20/2017
2017	104	FV	343,700	4600	6,289.	295,800	644,100	644,100	Year End Roll	1/3/2017
2016	104	FV	343,700	4600	6,289.	252,000	600,300	600,300	Year End	1/4/2016
2015	104	FV	306,200	4600	6,289.	246,500	557,300	557,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:50:11

LAST REV

Date	Time
05/17/18	08:50:10
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1312

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOVSESSIAN RICH	1467-67		2/20/2015	Family	339,900	No	No		Rosemary Ruth Movsession D.O.D.11/6/2013. Bk1
	1165-134		12/18/1996		1	No	No		Rosemary R Movsession dod 11/6/2013

USER DEFINED

Prior Id # 1:	10678
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	372	PATRIOT
9/29/1999	Meas/Inspect	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6289		Sq. Ft.	Site		0	80.	0.87	1			Med. Tr	-10					438,241						438,200	

Total AC/HA:	0.14438	Total SF/SM:	6289	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	438,241	Spl Credit		Total:	438,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04908776
Const Adj.:	0.97029907
Adj $ / SQ:	183.227
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718201
Depreciation:	222642
Depreciated Total:	495559

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

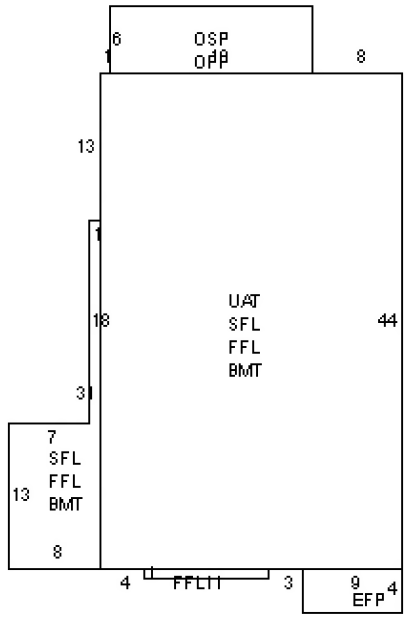
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.23
Special Features:	0	Val/Su Net:	110.38
Final Total:	495600	Val/Su SzAd	188.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,321	183.230	242,043
BMT	Basement	1,310	54.970	72,008
SFL	Second Floor	1,310	183.230	240,028
UAT	Upper Attic	297	128.260	38,093
OFP	Open Porch	108	30.830	3,330
OSP	Screen Porch	108	33.920	3,663
EFP	Enclos Porch	36	70.440	2,536
	Net Sketched Area:	4,490	Total:	601,701
Size Ad	2631	Gross Area	5381	FinArea 2928

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0007-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1928	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600